PHASE 1

AQUATIC PARK MASTER PLAN

MASTER PLANNING ZONES

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the metropolitan toronto and region conservation authority

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June 14, 1985

To: Neighbourhoods Committee.

Subject: Aquatic (Tommy Thompson) Park Planning Task Force.

Origin: Commissioner of Planning and Development. (c71nhc85066:43) (Appendices available on request).

Comments:

On Wednesday, June 5, my representative attended a meeting of the Aquatic Park Planning Task Force, now to be known as the Tommy Thompson Park Planning Task Force. The purpose of the meeting was to introduce the Phase I Report on Master Planning Zones and to establish the Master Plan completion schedule and Public Participation Process. This report summarizes the main issues related to the Phase I Report and the process which is to be followed. I have also attached a copy of the Phase I Report for your information.

1. The Phase I Report- Master Planning Zones:

The Phase I Report establishes three master planning zones:

i) Natural Resource

ii) Recreation

iii) Long Term Development

Each zone is defined and the general characteristics are outlined in Table 4.1 on page 34 of the report.

The report then develops three options based on the three master planning zones. Option one designates the entire Spit as Natural Resource. Option two designates the entire Spit for recreation. Option three combines Natural resource and Recreation with a third long term development zone.

Option 3 is also the preferred option of the Report (see Figure 4.3). The preferred option divides the Natural Resource zone from the Recreation Zone in the same general area as proposed by the Central Waterfront Part I Plan. The dividing line, however, is on a slightly different axis. Option 3 also introduces a Long Term Development zone which does not necessarily conflict with the proposed Central Waterfront Part I Plan depending upon its final use.

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The report, prepared by the Metropolitan Toronto and Region Conservation Authority, will be presented for public discussions at a series of public meetings later this month.

2. Revised Schedule for the completion of the Master Plan:

This revised schedule, some of which took place in 1984, was adopted by the Task Force.

Phase I Zone Identification	. Confirmation of Study Approach and Task Force Meeting	March 8, 1984
	. Information Pamphlet and Public Meeting	May 10, 1984
	. Public Meeting and Public Input	June 18, 1984
	. Task Force Meeting and Preliminary Master Planning Zones Report	December 13, 19
	. Task Force Meeting and Phase I - Master Planning Zones Report	June 5, 1985
	. Public Information Meetings	June 20-26, 198
	. Public and Task Force Comments	July 31, 1985
	. Revise Phase I Report as per comments and obtain Authority Water and Related Land Management Advisory Board concurrence.	September 6, 19
Phase II Alternative Development	. Biophysical Inventory by Zone Waterfront Recreation Demand, Potential Components and Evaluation of Preferred Components and Task Force Meeting	September 30, 1
	. Public Meeting and Input	October 18, 19
Phase III Concept Plan Development	. Prepare Alternative Concept Plans	November 1, 19
	. Task Force Meeting	November 1, 19
	. Status Report to Water and	

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	Related Land Management Advisory Board	November 8, 1985
	• Revise Concept Plans/Select Preferred Concept	November 29, 1985
	• Task Force Meeting	December 12, 1985
Phase IV Master Plan	• Prepare Master Plan	December 1985/ Jan. 1986
	• Task Force Meeting	Jan. 23, 1986
	• Public Meeting	February, 1986
Phase V Report and Approvals	• Final Report and Task Meeting	February 28, 1986
	• Approval by Water and Related Land Management Advisory Board and Full Authority	March 1986
	• Submission to Metro, Ministry of Natural Resources and other government agencies for approval	April 1986

On the matter of the revised schedule my representative indicated to the Task Force that there was no mention of presentation of the Master Plan to City Council for adoption, comment or approval. My representative indicated to me that there may be some resentment from other Task Force members to the idea of City involvement in the approval process. Most task Force members were of the opinion that the City should use its elected representatives serving on Metro Council to voice any opinions on the Master Plan.

The Chairman did indicate, however, that the City would be on the circulation list of the Ministry of the Environment during the Environmental Assessment process, if required, to follow approval of the Master Plan by Metro and the Ministy of Natural Resources.

3. Public Meetings:

There are three open house public meetings scheduled for this month at City Hall concerning this Phase I report. The meeting dates and times are:

Monday, June 24,	Committee Room 1	2:00 pm to 7:00 pm
Tuesday, June 25,	Committee Room 1	2:00 pm to 5:00 pm
Thursday, June 27,	Committee Room 3	3:30 pm to 8:30 pm

Recommendation:

That this report be received for information.

Stephen G. McLaughlin
Commissioner

JD'A:jd

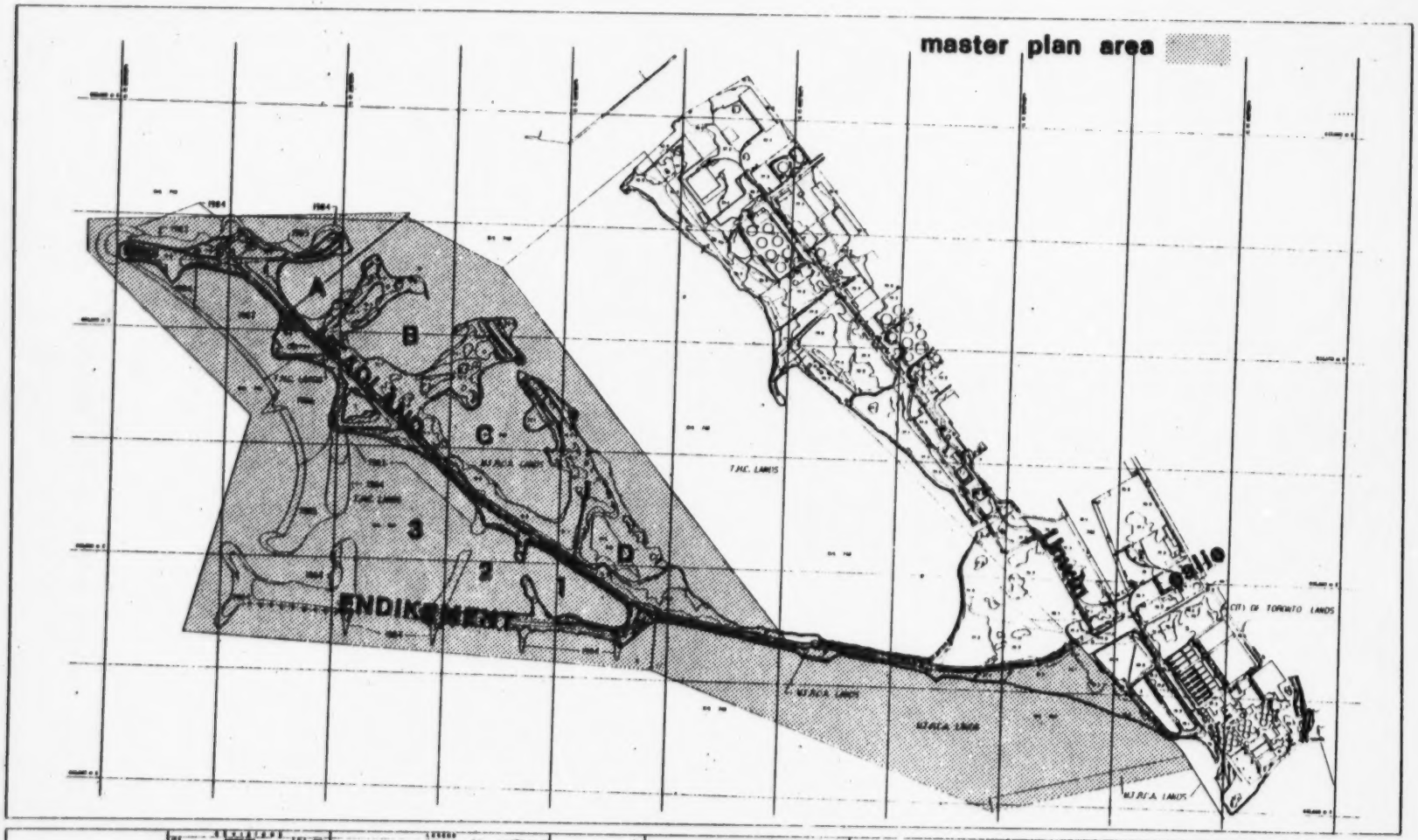
PHASE 1

AQUATIC PARK MASTER PLAN

-MASTER PLANNING ZONES-

MAY, 1985

THE METROPOLITAN TORONTO AND REGION CONSERVATION AUTHORITY



AQUATIC PARK

the metropolitan toronto and region conservation authority

SHEET No.

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1.0 INTRODUCTION

1.1 BACKGROUND

By the early 1970's, it had been determined that the Outer Harbour Headland, under construction since 1959, was not required for port related facilities. In August of 1973, the provincial cabinet gave the Authority

(1) the mandate to co-ordinate recreation planning in the Central Waterfront Area; and

(2) the responsibility of being the Province's agent with regard to the proposed Aquatic Park and preparation of a master plan.

The responsibility for developing a plan for the park's recreational use therefore belonged to the M.T.R.C.A., and in 1976 a conceptual master plan was developed. This plan emphasized the "vast area of sheltered water" which made the park "uniquely suitable for a variety of boating uses".

Several major issues precluded any immediate development of the site, and although these have been resolved, site conditions today are significantly different from those in the early 1970's. Natural succession has produced an environmentally significant area with a wealth of flora, some nationally and/or regionally rare, and one of the largest nesting colonies of ring-billed gulls in the world. Interest in the area and in its potential for a broader spectrum of uses has correspondingly increased. In January, 1983, the M.T.R.C.A. initiated a new master planning exercise for Aquatic Park to develop a master plan to reflect changing site conditions, both current and future, and to consider proposed developments.

To assist in the process, the Authority established a Task Force with representatives from the City of Toronto Planning Department, the Metropolitan Toronto Works Department, the Metropolitan Toronto Planning Department, the Toronto Harbour Commissioners, the Ministry of Natural Resources, the Ministry of Tourism and Recreation the Ministry of the Environment and the Metropolitan Toronto Parks, Recreation and Property Department.

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1.2 THE STUDY PROCESS

In March 1984, the Task Force adopted a study process for the preparation of the Aquatic Park Master Plan. This is a five phase process involving a review of background data, analysis of recreation demand, identification of constraints, examination of alternatives, the selection of a preferred alternative, preparation of the Master Plan and approval of the plan by the required government agencies. (Figure 1.1)

As part of Phase I, general planning zones were to be established for the study area, an approach taken in order to reach a consensus on a general direction for Aquatic Park and to develop a clear statement of intent regarding its ultimate development. The many conflicting demands on Aquatic Park and the varying time frames in which areas of the park will be available for use make planning for the park a particularly difficult and contentious task. It is therefore essential to establish these zones before attempting any more detailed allocation of space, activities, or programs.

This preliminary report outlines specific goals and objectives for Aquatic Park based on policies of the various public agencies involved, on input received from the general public during two public meetings - May 3, 1984, and June 18, 1984, and on the opportunities and constraints presented by the site itself. Above all, the goals and objectives are based on a recognition of the unique character of the spit - a character determined by its location on the waterfront and by the complex natural processes which have shaped and embellished it since the first loads of fill and dredgeate were placed.

The remainder of the report details several planning zone options. These options are tested against the goals and objectives developed for the park and a preferred option is recommended.

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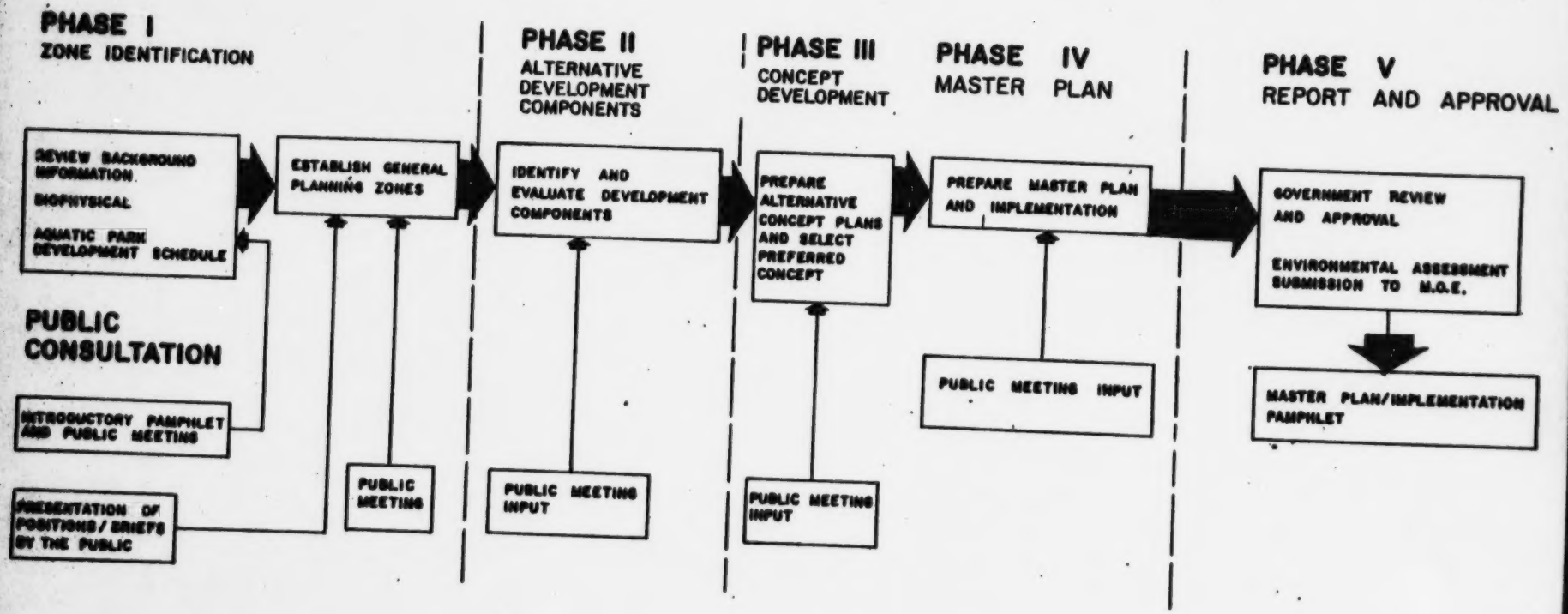
AQUATIC PARK MASTER PLAN

STUDY APPROACH



MASTER PLAN STUDY PROCESS

FIG 1.1

2.0 SITE CONTEXT

To explain the context within which planning for Aquatic Park is is undertaken, this section briefly outlines and discusses:

(1) those government policies which have a direct bearing on Aquatic Park

(2) key developments within the planning area that will significantly affect the future use of the area

(3) opportunities and constraints presented by the location and physical characteristics of the site

and (4) public input concerning the preferred role and potential development of the park.

Figure 2.1 following presents a graphic summary of the policy and development factors and constraints to be discussed.

2.1. GOVERNMENT POLICIES

Aquatic Park is being planned for lands developed by the Toronto Harbour Commissioners, and which currently either are owned by the Metropolitan Toronto and Region Conservation Authority or are under lease to the T.H.C. from the Ministry of Natural Resources. The park is within the City of Toronto, and will eventually be operated and maintained by the Municipality of Metropolitan Toronto under the conditions set out in a 1972 agreement between the two agencies. Policies of all these agencies therefore affect the plans for this waterfront park.

2.1.1 The Metropolitan Toronto and Region Conservation Authority - Watershed Plan

In 1980, the Metropolitan Toronto and Region Conservation Authority completed its Watershed Plan with ten programs which combine to fulfill the Authority's legislative mandate under the Conservation Authorities Act. The Watershed Plan is complementary to the planning and management responsibilities of the member municipalities and several Provincial ministries. (See Appendix B for a brief outline of relevant Ministry of Natural Resources resource management responsibilities). It defines what the Authority can contribute, within the limits of its legislation and funding, for management of resources in the area under its jurisdiction..

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Of the ten programs established under the Plan, the Lake Ontario Waterfront Program, the Shoreline Management Program, and the Community Relations Program have the most direct bearing on the Authority's role in planning and developing Aquatic Park.

Lake Ontario Waterfront Development Program

All of the planning for the Metropolitan Toronto region, provincial, municipal and Authority, has recognized the Lake Ontario shoreline as one of the major natural resources of the region. The Lake Ontario Waterfront Development Program is based on the "Waterfront Plan for the Metro Toronto Planning Area" prepared by the Metropolitan Toronto Planning Board in 1967, and the goal of the Authority as it relates to the waterfront is taken from this plan.

Goal

TO CREATE A HANDSOME WATERFRONT, BALANCED IN ITS LAND USES, WHICH WILL COMPLEMENT ADJACENT AREAS, TAKING COGNIZANCE OF EXISTING RESIDENTIAL DEVELOPMENT AND MAKING ACCESSIBLE, WHEREVER POSSIBLE, FEATURES WHICH WARRANT PUBLIC USE.

The major areas of concern for the Authority under the Lake Ontario Waterfront Development Program are the conservation, restoration, development and management of the waterfront resources, the protection and management of important natural habitats, the design and development of recreational areas and the interpretation of the policies of this program to the municipalities and the public.

To achieve this, the Waterfront Development Program established the following objectives:

- To acquire or create open space areas at regular intervals across the waterfront which can provide for a range of passive activities for the people of the region.

- To encourage the linking of watefront open space corridors with those of the river valleys.

- To create, at regular intervals along the Lake Ontario shoreline, small craft areas which will provide safe harbourage for the boating public, as well as day and seasonal mooring facilities.

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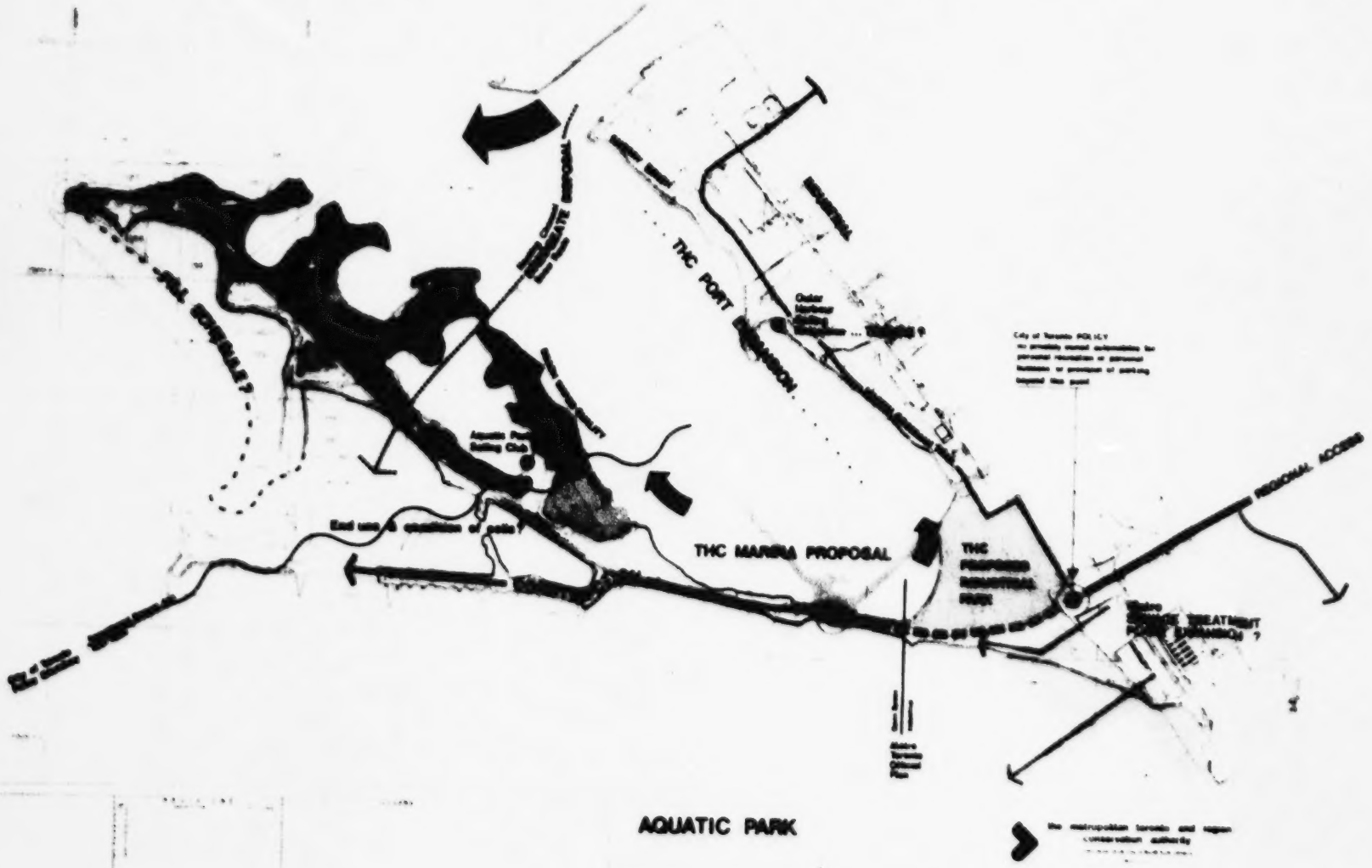

POLICY & DEVELOPMENT FACTORS

FIGURE 2.1

- To seek opportunities to incorporate public recreational uses on public and quasi-public lands where such uses would not conflict with their present use.

- To augment the present state of knowledge of lake processes by further research, data collection, and analysis including assessment of the effect of developments undertaken in the area under the jurisdiction of the Authority.

Among the additional principles established to govern the direction of waterfront development, it should be noted that:

- Priority shall be assigned to water-oriented recreational opportunities to serve regional rather than just local needs.

- Provision will be made for boating facilities serving community, club and individual needs in the safe harbour areas along the Lake Ontario shoreline.

- Public transit will be encouraged to provide service to waterfront areas, wherever possible.

- Pedestrian/bicycle path systems will be encouraged.

- Boat access will be encouraged by the provision of boating facilities at all appropriate waterfront areas.

Community Relations Program

Aquatic Park presents an opportunity to help fulfill one goal in particular from the Community Relations Program:

TO INSPIRE AN AWARENESS AND APPRECIATION OF THE NATURAL RESOURCES WITHIN THE REGION AND THE NEED FOR THEIR MANAGEMENT AND CONSERVATION ON A WATERSHED BASIS.

Shoreline Management Program

The major goal of this program is:

TO UNDERTAKE A COMPREHENSIVE PROGRAM OF SHORELINE MANAGEMENT DESIGNED TO PREVENT, ELIMINATE, OR REDUCE THE RISK OF HAZARD TO LIFE AND PROPERTY, WHILE COGNIZANT OF THE NATURAL ATTRIBUTES OF THE LAKEFRONT SETTING.

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The program also sets out a series of principles, the most pertinent to the current master planning exercise being:

. To cooperate with all agencies concerned with improving the water quality of Lake Ontario in the area under the jurisdiction of the Authority.

. To carry out works along the shoreline of Lake Ontario in accordance with proper shoreline management principles.

2.1.2 Metropolitan Toronto - "Official Plan for the Urban Structure"

The Official Plan for the Metropolitan Toronto Planning Area (1980) is limited to urban structure which includes the elements of:

- broad distribution of population, households, and employment activities
- Metropolitan transit system
- Metropolitan road system
- water supply and sewage treatment facilities
- Metropolitan open space system.

Aquatic Park is recognized as part of the "Regional Open Space" system (Figure 2.1). Metropolitan Toronto supports the completion of this system along the waterfront as its highest priority in regional park development. In the development of the Metropolitan parks and open space system, the Official Plan outlined the following relevant objectives:

- planning, design and management shall support the natural environment in the valleys, waterfront or other environmentally sensitive areas
- these parks should be designed to enhance the aesthetic character of the urban area and should be accessible from arterial roads and transit routes
- natural areas, particularly those suitable for outdoor environmental education should be retained

.../9

- recreational spaces and facilities in Metropolitan parks should be provided for year-round activities serving the needs of the Metropolitan community that are not met by the area municipalities.

In addition, under the Environmental Management policy section, the goal of "conservation of the natural environment" is further supported.

It should be noted that a small portion of M.T.R.C.A.'s lands south of the water pollution control plant is designated for "Industrial" purposes in the Metro Plan.

2.1.3 City of Toronto

In 1984, the City of Toronto Council adopted the Land Use Committee recommendations for Official Plan policies and Land Use Zoning for the Central Waterfront Area.

The policies reflect the desire that the Outer Harbour Headland (Aquatic Park) be used for year-round recreation purposes in a manner which reflects that:

- the westerly portion of the Outer Harbour is designated as an Environmental Resource Area to be used in accordance with the environmental policies (Figure 2.1)

- the easterly portion of the Outer Harbour Headland is designated as Open Space to be used for active recreation purposes including a variety of boating and other water-related activities (Figure 2.1).

In the areas designated Environmental Resource Area, it is the policy that these areas be "maintained and managed for conservation, public enjoyment and compatible recreation uses".

Another significant policy statement influencing Aquatic Park involves the creation of land by lakefill. "It is the policy of Council that within the City of Toronto the creation of new land in Lake Ontario or any bay, channel, slip or lagoon connected therewith shall take place only where Council has indicated in the Zoning Bylaws, prior to the commencement of lakefilling, the use to which the land created by lakefilling may be put".

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In terms of public access to Aquatic Park the following policy affects the areas designated Environmental Resource Area and Open Space:

> "No person shall within the easterly and westerly portion of the Outer Harbour Headland, as set out in Section 5.A. 36(a) and (b), in the area now owned by the Metropolitan Toronto and Region Conservation Authority or leased to the Toronto Harbour Commissioners for dredgeate disposal, permit privately owned automobiles to be used for personal recreation or personal business, or make provision for the parking of such vehicles." (Figure 2.1)

Representations have been made by the M.T.R.C.A. stating the Authority position that:

(1) The City should defer zoning the Outer Harbour Headland area until completion of the current Master Planning exercise for the area in question, and assign the entire question of access to the Master Plan instead of attempting to control vehicular access through the zoning by-law.

(2) The zoning and land use policies should reflect the 1972 agreement with the Municipality of Metropolitan Toronto regarding the expansion of the Sewage Treatment Plant at the base of the Headland. (See Section 2.3.5 for a discussion of the proposed expansion.)

The Draft Official Plan for the Central Waterfront Area and attendant By-Laws are presently before Council, with a final decision scheduled for June 17, 1985.

2.2. KEY DEVELOPMENT PROPOSALS WITHIN THE PLANNING AREA

2.2.1 PROPOSED THC INDUSTRIAL PARK

2.2.2 THC MARINA PROPOSAL

2.2.3 THC LANDFILL OPERATIONS

2.2.4 KEATING CHANNEL DREDGEATE DISPOSAL

2.2.5 METRO SEWAGE TREATMENT PLANT EXPANSION

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2.2 KEY DEVELOPMENT PROPOSALS WITHIN THE PLANNING AREA

The Toronto Harbour Commissioners are proponents to three key activities:

(1) Industrial Park
(2) 1,200 slip Marina
(3) the continuation of landfill operations.

2.2.1 Proposed THC Industrial Park

The THC and the City of Toronto are jointly pursuing the feasibility of developing approximately 80 acres of land immediately south of Unwin Avenue and west of the Aquatic Park access road for industrial purposes (Figure 2.1). The present schedule includes the completion of a market study by the spring of 1985 with Phase II of the program (refinement of potential uses and plan of subdivision) by the summer of 1985. If the market study is positive then development of the site could occur in 1986 after the various government approvals are received.

2.2.2 Marina

In May, 1984, the Commissioners presented a proposal for a 1,200 slip marina in the Outer Harbour.

The proposal was designed to achieve the following primary objectives:

(i) To reduce the unsatisfied demand for recreational boating facilities on Toronto's central waterfront.

(ii) To expand the opportunities for recreational use and public accessibility of Toronto's waterfront while preserving sufficient land for expansion of port and industrial activity.

(iii) To stimulate the development of an industrial park at the foot of Leslie Street.

(iv) To assist in the resolution of the fundamental issue preventing agreement on the future use of Aquatic Park by accommodating a major boating facility and related car access without infringing upon the wilderness characteristics of Aquatic Park. (Toronto Harbour Commissioners - Outer Harbour Marina Proposal May 1984).

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The concept included the following:

- Marina North - 400 slips
- Marina South - 800 slips
- Marina Centre - 6.5 acres which could accommodate the administrative offices, pump-out and fuel dock, showers and washroom, service facility and other commercial and recreational facilities.

(See Figure 2.1 for preliminary configuration and location)

A consulting consortium has been retained (April, 1985) to undertake detailed studies of the proposal. The Commissioners anticipate that the construction of Marina North could be completed by 1988-1990.

Mutual access agreements were required between the M.T.R.C.A. and the T.H.C. as part of ownership negotiations with the Ministry of Natural Resources. Consequently, the T.H.C. has right of access for construction purposes involving the Outer Harbour and the endikement.

2.2.3 Landfill Operations

Figure 2.2 outlines the final configuration for the headland as agreed in the 1984 Annual Operating Plan - Completion of the East Headland and Endikement.

In the proposed 1985 Operating Plan, the Commissioners have identified the following significant factors which have a bearing on the landfill operation.

- The impact of the Tor Valley site (Toronto Brick Yard quarry) accepting material up until the end of 1988 on the existing volumes of material and landfill schedule at Aquatic Park.
- The pending approval of the Keating Channel Environmental Assessment in 1985 and its accepted dredgeate disposal route and the closure of Cell 3.
- Proposed scheduling for construction of the Outer Harbour Marina commencing during the winter period of 1985/86 with completion in 1988.

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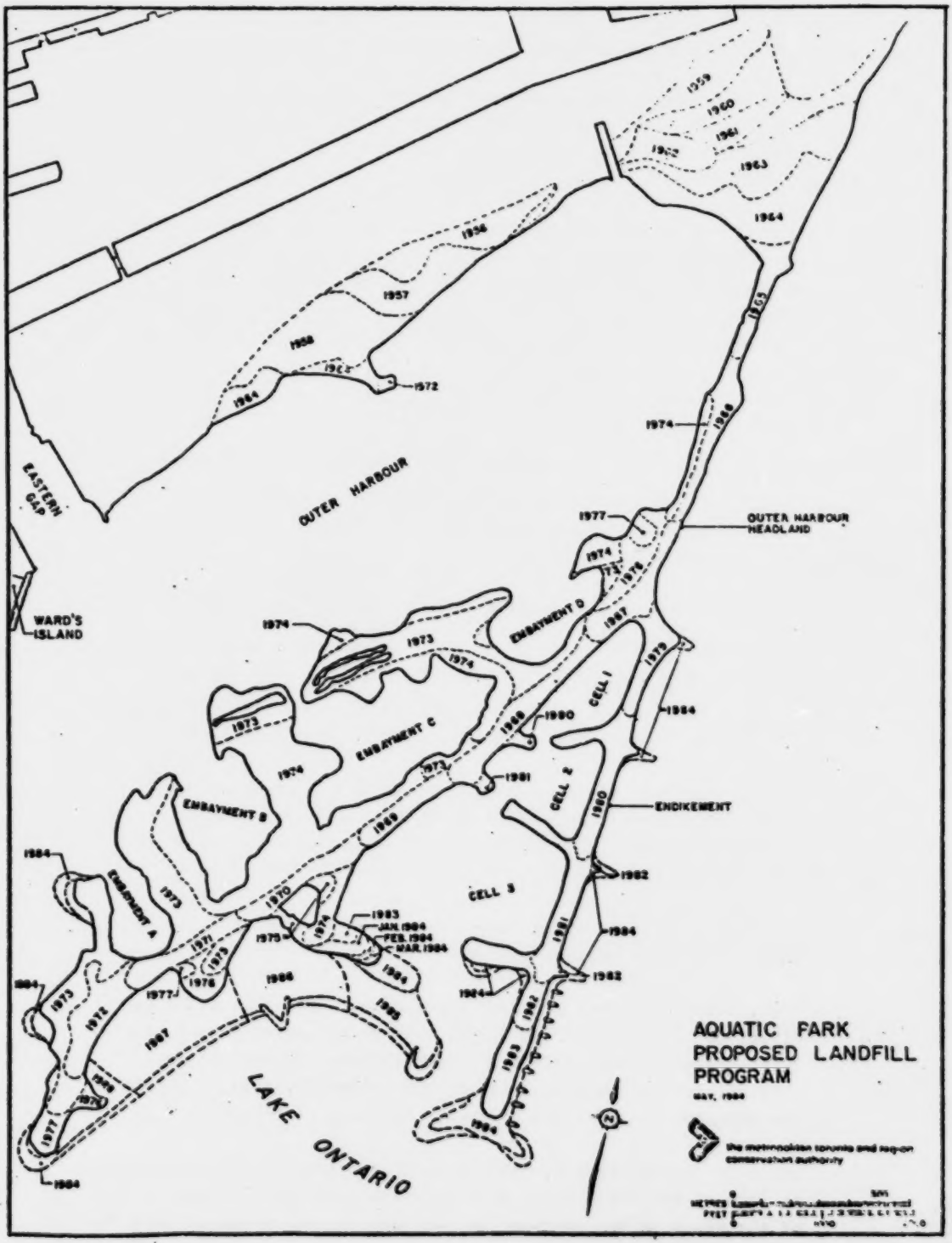


PROPOSED LANDFILL PROGRAM FIG 2.2

2.2.4 Dredgeate Disposal

To date, the route for transport of dredged material from the Inner Harbour has been via the main harbour channel (Eastern Gap), around the tip of Aquatic Park and in to the disposal facility through Cell No.3.

The Keating Channel Environmental Assessment and Addendum submitted for approval by the M.T.R.C.A. considers three alternatives to the existing method of operation which offer potential advantages in cost effectiveness and respond to environmental concerns. The recommended option (No.1) involves:

(i) closing the existing lake entrance to Cell No.3 by completion of the closure arms with trucked fill

(ii) excavating a channel approximately 40 metres wide through the existing Headland (between Embayment C and Cell 3) and improvement to the entrance to Embayment C

(iii) installing a moveable floating pedestrian bridge and silt curtain across the new channel

(iv) constructing a new access road from the existing paved road on the endikement across the closure arms of Cell No.3, and connecting to the existing Headland Road

(v) all tug and scow traffic entering the disposal facility through the new channel and depositing material in Cells 1, 2 and 3 respectively as each Cell is filled.

This option also maintains the alternative of hydraulically rehandling the dredgeate in future.

Preliminary estimates by staff suggest that Cell No.1 could be filled to -1.5 IGLD in 1985, Cell No.2 filled by 1991-2000, and Cell No.3 to -3.7 IGLD by approximately 2020. These estimates, particularly for Cell No.2 and 3, are subject to variation with the adoption of different dredgeate handling techniques.

While it is difficult to determine for how long dredgeate disposal in each of the three cells will continue, the date for public use of the cells is not necessarily the same as the cessation date for dredging. Public use depends on:

.../15

(i) the level of dredgeate activity, as some interim uses may be compatible with disposal operations,

(ii) the quality of the dredgeate being deposited - at this time unknown, and

(iii) on the availability of fill for any desired capping of the cells.

Finally, the use may be affected not only by the factors related to the proposed program for disposal of dredgeate from the Keating Channel, but by the possibility of the additional capacity in the Aquatic Park disposal cells being considered for other dredging programs (subject to appropriate approvals) over an even longer time frame.

2.2.5 Metro Sewage Treatment Plant Expansion

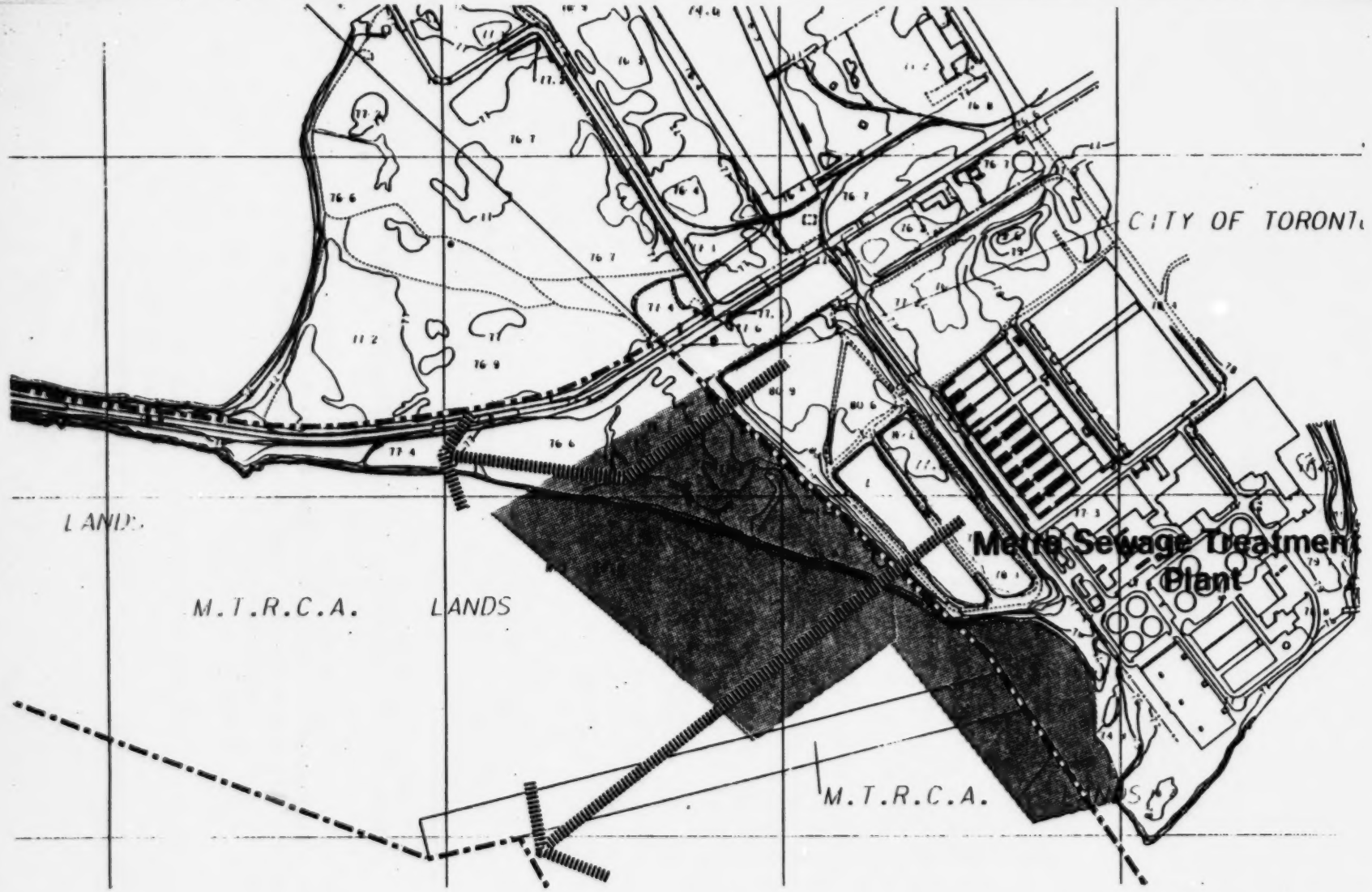
In a 1972 agreement concluded with the Municipality of Metropolitan Toronto, the M.T.R.C.A. recognized in principle the eventual necessity of expanding the main water pollution control plant at Ashbridge's Bay.

In 1983, Metropolitan Toronto Works initiated a major study of future expansion to the plant and the evaluation of alternatives for a new location of the outfall. Recent discussions with Metro Works indicate that the study will probably be completed in late 1985.

In the interim, Metro Works has provided M.T.R.C.A. with a preliminary position on the expansion requirements for the present site to the south (Figure 2.3). The outfall location alternatives include:

(i) extension of the outfall further out into Lake Ontario generally along the existing alignment, or

(ii) routing the outfall along Aquatic Park to the endikement area then extending it out into the Lake in accordance with design considerations.



METRO SEWAGE TREATMENT PLANT - PROPOSED EXPANSION (Dec. 1984)

Outfall Rerouting Alternative

Proposed Boundary for Expansion

Not to Scale

If implemented, these proposed developments and activities -- the industrial park, the THC marina, landfill operations, the Ashbridge's Bay plant expansion, and the dredgeate disposal program -- could have implications for servicing, levels of both public access and construction traffic, water quality, and interim uses in Aquatic Park. Any potential impacts will have to be assessed as part of the activity and concept plan selection process in subsequent phases of the study.

At this point, however, it is possible to identify a significant issue affecting the current planning exercise. This issue is the long term uncertainty regarding the end use and condition of certain portions of the park due to the widely varying time frames for which construction/dredgeate disposal is scheduled, and the competition for suitable fill materials in the Metro area.

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2.3 OPPORTUNITIES AND CONSTRAINTS

2.3.1 - LOCATION

2.3.2 - PHYSICAL CHARACTERISTICS

2.3.3 - SITE ECOLOGY

.../18

2.3 OPPORTUNITIES AND CONSTRAINTS

2.3.1 Location on Waterfront

The location of Aquatic Park is one of the key factors in its success to date, and in planning for its future.

Reasonable regional access and a central waterfront location ensured a rapid increase in enthusiastic users of the park. The same factors make it certain that there will be increasing pressure on its recreational and environmental resources.

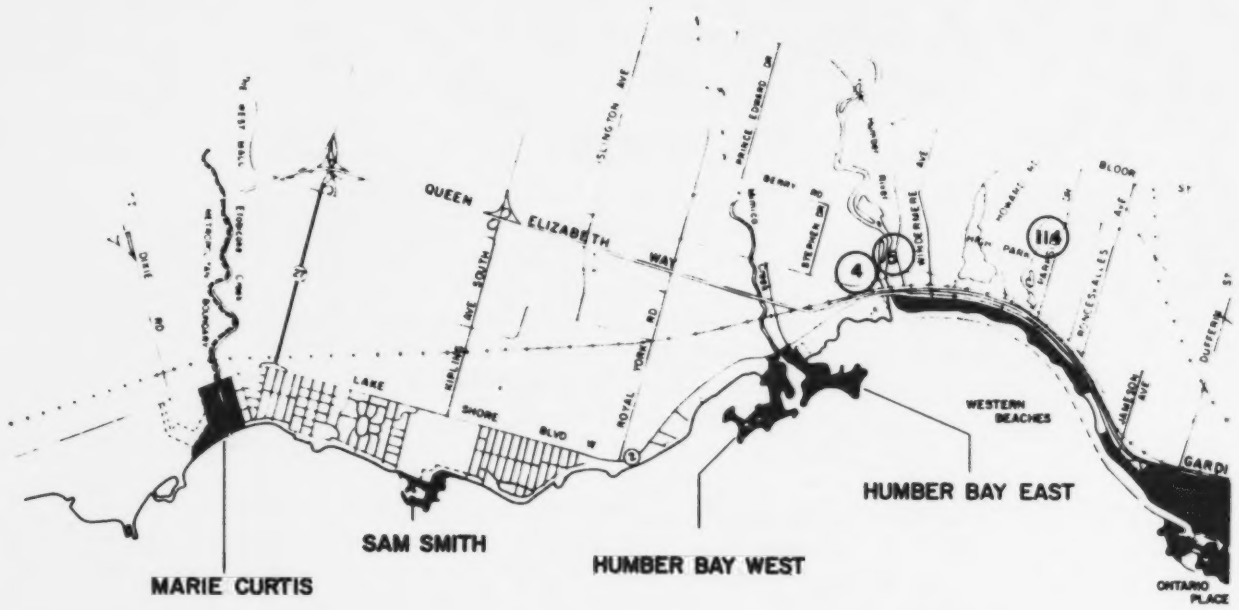
The location greatly affects the present character of the site, which is at once removed from and yet part of the City at its base. The outermost tip of the headland extends fully 5 km from the main Toronto shoreline into Lake Ontario; from this vantage point the City presents an urban/industrial backdrop in sharp contrast to the lagoons, meadows and emerging cottonwoods of the park. The resulting atmosphere of "escape from the city" is greatly valued by many of the current users. The character of the park, of course, undergoes a radical change from weekend to weekday when more than 1000 trucks per day have been involved in landfill operations.

As can be seen in Figure 2.4, the site presents perhaps the only new opportunity for a natural environment park in the Toronto sector of the waterfront. On the shoreline under M.T.R.C.A. jurisdiction, the distribution of natural and near-natural areas is uneven, with a concentration of opportunities in the Scarborough and Pickering/Ajax sectors.

The location of the park has also been an important factor in the establishment of some of the bird colonies present, notably those of the Caspian and Common Tern.

If the park appears to be isolated from the main Toronto land mass, it is certainly not isolated from the active commercial and recreational harbour areas. A 1984 Recreation Boating Study Update commissioned by the M.T.R.C.A. (see Appendix C) shows that recreational boating levels on the Metro Waterfront have never been higher, and forecasts a steady increase in activity for the foreseeable future. The same study demonstrates a particular demand for mooring spaces and for transient docking opportunities in the central waterfront area. A corresponding shortage of interesting locations for day trips suggests that Aquatic Park could become a popular day use destination.

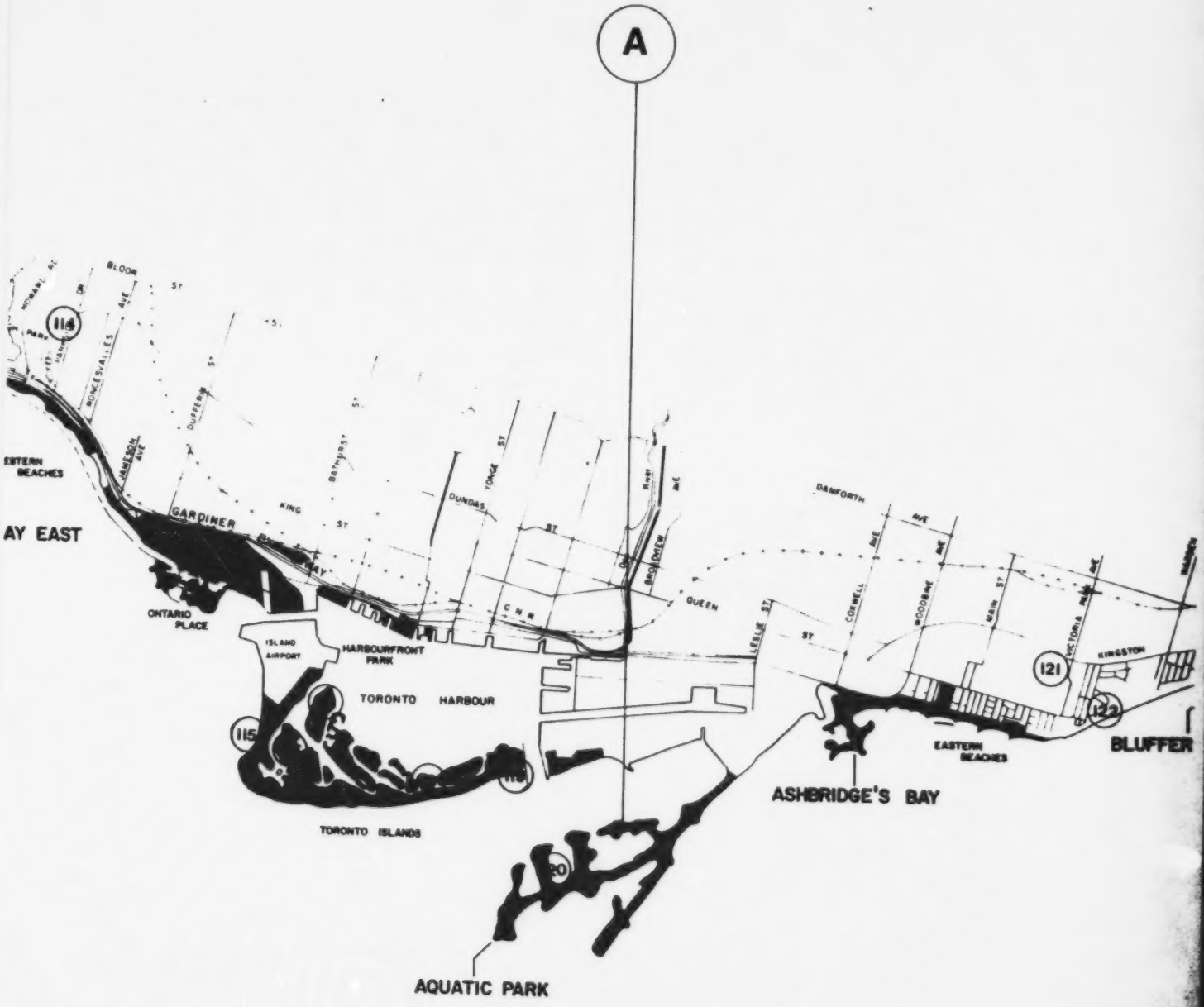
.../19

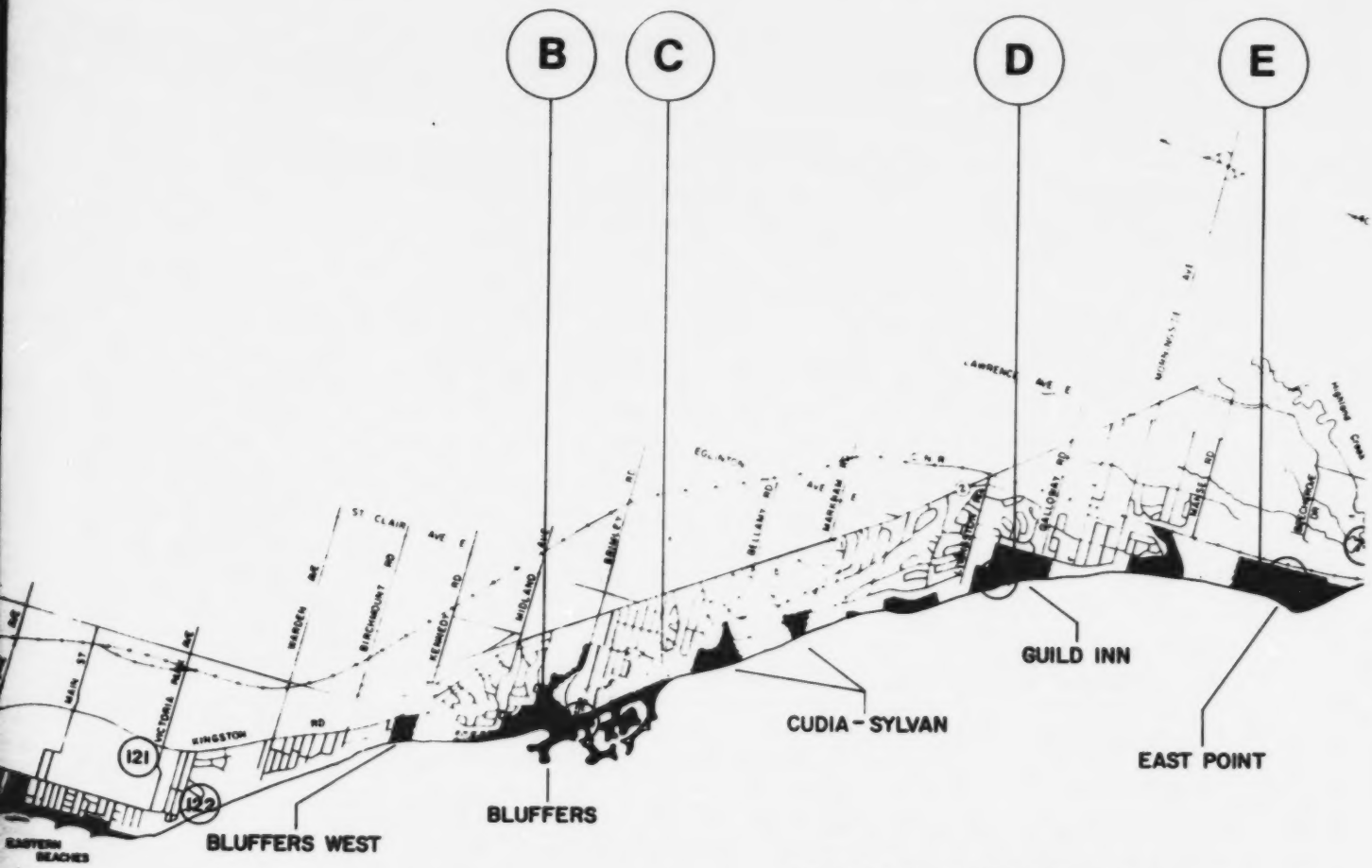


Waterfront
Environmentally Significant Areas

ESA No.	AREA (hectares)		OWNERSHIP*
4	.79		
5	68.25		
114	27.51		
115	10.71		
116	10.53		
117	21.00	58.75	
118	3.54		
120	6.97		
121	56.99		
122	.77		
123	72.94		
124	10.27		
125	12.20		
74	44.70		
78	1.47		
79	84.54		
84	46.44		
126	14.9		
98	133.82		
112	61.63		

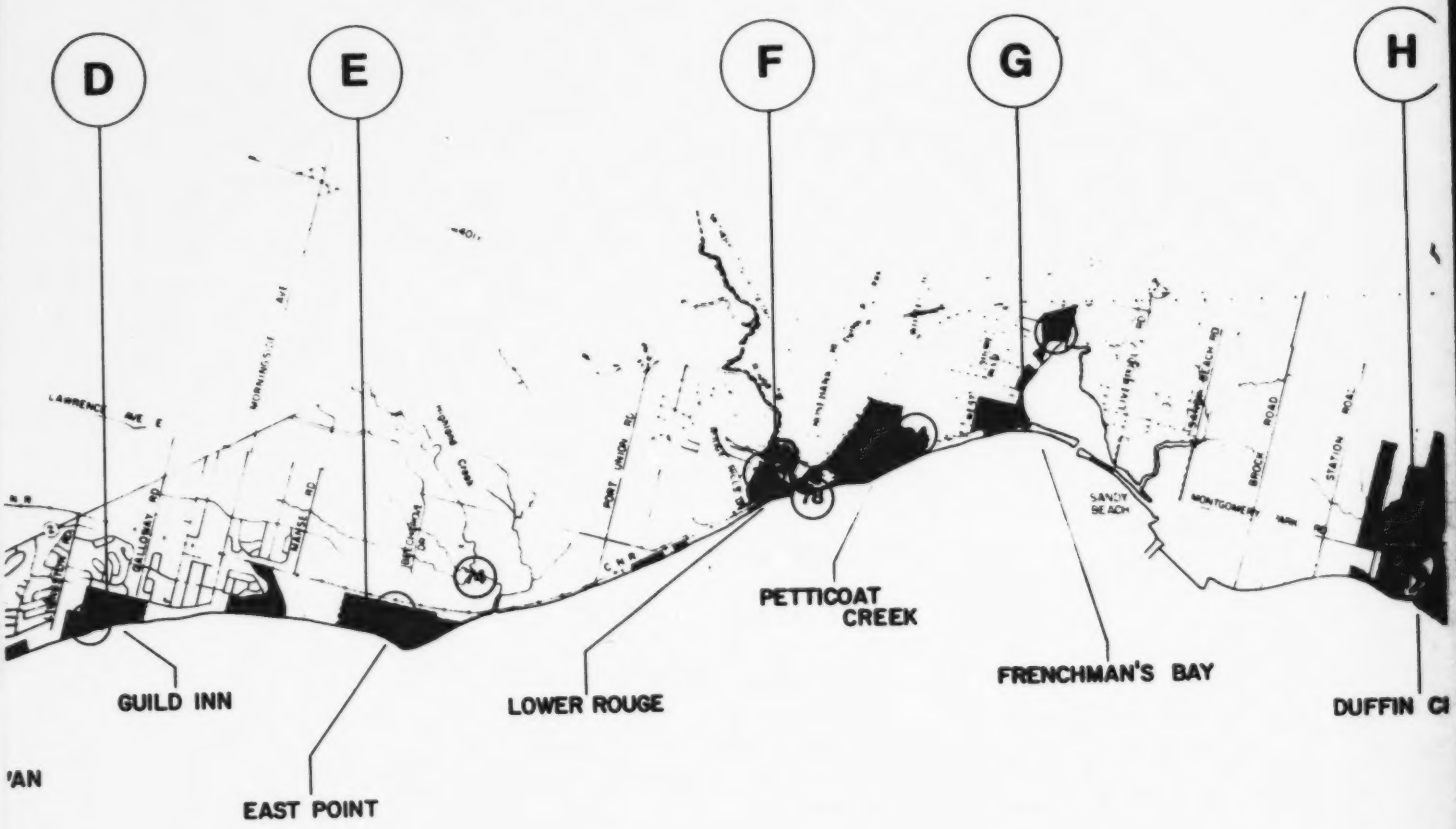
* g Owned by M.T.R.C.C.
p Public Ownership
Pr Private Ownership


A
BLOOR ST
BOWES/VALLEY AVE
DUFFERIN ST
BATHURST ST
DUNDAS ST
JARVIS ST
PARLIAMENT ST
DANFORTH AVE
EASTERN BEACHES
AY EAST
GARDINER EXPRESSWAY
KING ST
QUEEN ST
C N R
LESLIE ST
CORNELL AVE
WOODBINE AVE
MAIN ST
VICTORIA PARK AVE
KINGSTON
ONTARIO PLACE
ISLAND AIRPORT
HARBOURFRONT PARK
TORONTO HARBOUR
TORONTO ISLANDS
ASHBRIDGE'S BAY
EASTERN BEACHES
BLUFFER
AQUATIC PARK
114
115
116
120
121
122



Near Natural Waterfront Areas

A	AQUATIC PARK	
B	BLUFFERS TOPLANDS	OPEN MEADOW WITH HEDGEROWS, VISIBLE EVIDENCE OF GLACIAL PROCESSES, HIKING TRAILS PROPOSED
C	BLUFFERS	SMALL MARSH AREA
D	GUILD INN	MATURE MIXED FOREST AND SMALL OLD FIELD SURROUNDING GROUNDS AREA WITH HISTORICAL ARTIFACTS, FOOTPATH NETWORK
E	EAST POINT	EXTENSIVE OLD FIELD COMPLEX WITH SCATTERED SMALL WOODLOTS AND SWAMP THICKETS, LOCALIZED WET LOWLAND COMMUNITIES, AND SIGNIFICANT PRAIRIE COMMUNITY ALONG THE RAILROAD TRACKS
F	LOWER ROUGE	WETLAND WITH ADJACENT FOREST, SOME PRIVATE ENCROACHMENTS, TRAILS
G	FRENCHMAN'S BAY	PORTION OF WETLAND ON SHORE OF DEVELOPED BAY
H	DUFFIN CREEK	EXTENSIVE WETLAND AND ADJACENT OPEN WOODS, SOME OLD FIELD [illegible]



ural Waterfront Areas

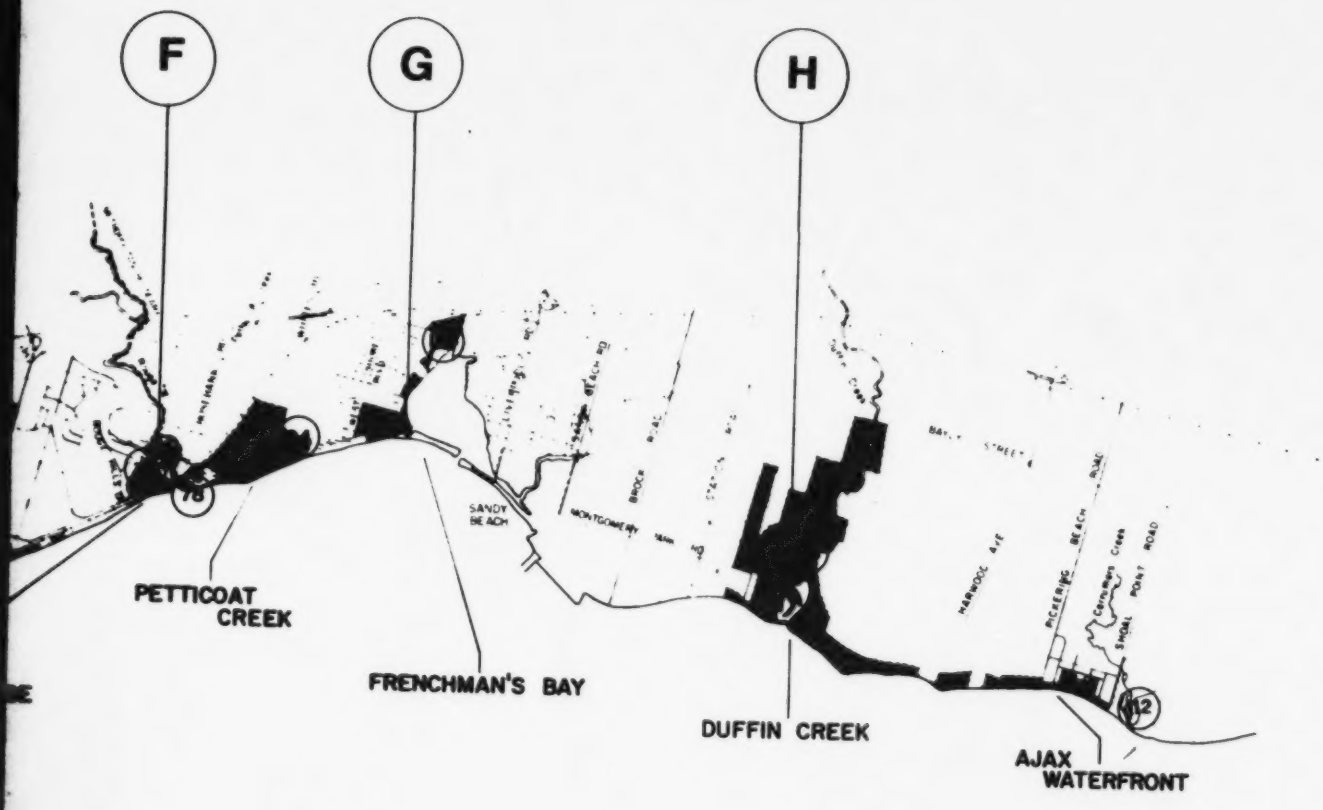
OPEN MEADOW WITH HEDGEROWS, VISIBLE EVIDENCE OF GLACIAL PROCESSES, HIKING TRAILS PROPOSED
SMALL MARSH AREA
MATURE MIXED FOREST AND SMALL OLD FIELD SURROUNDING GROOMED AREA WITH HISTORICAL ARTIFACTS, FOOTPATH NETWORK
EXTENSIVE OLD FIELD COMPLEX WITH SCATTERED SMALL WOODLOTS AND SHRUB THICKETS, LOCALIZED WET LOWLAND COMMUNITIES, AND SIGNIFICANT PRAIRIE COMMUNITY ALONG THE RAILROAD TRACKS
WETLAND WITH ADJACENT FOREST, SOME PRIVATE ENCROACHMENTS, TRAILS
PORTION OF WETLAND OR SHORE OF DEVELOPED BAY
EXTENSIVE WETLAND AND ADJACENT OPEN WATER, SOME OLD FIELD [illegible]

LEGEND

0 500 1000 2000C
SCALE IN METRES
0 1000 2000C
SCALE IN FEET

the metropolitan toronto and region conservation

Near Natural Water
Waterfront Environ



LEGEND

Areas in Public Ownership

Near Natural Waterfront Areas

X

30 Waterfront Environmentally Significant Areas

the metropolitan toronto and region conservation authority

Near Natural Waterfront Areas & Waterfront Environmentally Significant Areas

In this regard it should be noted that opportunities for boating in the Metropolitan Toronto region are confined for the most part to the Lake Ontario shoreline. Because of a combination of the shoreline configuration and the ownership patterns along this shoreline, the boater is further dependent on publicly owned land for access to the water.

The Outer Harbour formed by the headland is not only a very desirable area of sheltered water for boating enthusiasts, but may yet become an area of increased commercial shipping activity if long range plans for the T.H.C. Port Industrial Area are realized.

2.3.2. Configuration

Aquatic Park was designed in accordance with coastal engineering principles as protection for the proposed Outer Harbour. This design was subsequently altered to accommodate recreational use by the creation of the four embayments, and further modified to form dredgeate disposal cells with the construction of the endikement. The result is a low lying landform with relatively narrow strips of fill enclosing large areas of sheltered water.

As has been discussed earlier in the report, this essentially linear configuration presents particular problems at the neck of the headland, where recreation uses and construction traffic will potentially be in conflict.

Viewed as a bridge from the urban to the natural environment however, the transition afforded by this constricted approach route could present an opportunity to emphasize the unique character of the park.

There are obvious cost implications for servicing and construction associated with such a configuration, suggesting that the most economical approach would be to concentrate any uses requiring full servicing and facilities towards the base of the headland.

While the pattern of narrow peninsulas and embayments beyond the neck contributes greatly to the visual and environmental interest of the site, it does increase the difficulty of accommodating various recreation uses without conflict, due to the limited land area available for these uses, and for buffers between them.

.../20

These cells and shallow embayments offer a completely different water's edge experience from the typical Metro shoreline. Perhaps this aspect more than any other has given to Aquatic Park its unique character, and it is not surprising that the eventual use of the embayments themselves has provoked controversy. Areas of protected water and shorelines such as these are in short supply and great demand for wildlife habitat, for passive recreational use, and for a variety of aquatic activities.

2.3.3 Site Ecology

The types of fill used in construction of Aquatic Park have directly affected the ecological development of the site. The main headland and the new endikement are composed primarily of fill and rubble material; the peninsulas forming the embayments are sand dredged from the Outer Harbour. (A detailed analysis of the constraints on facility development as a result of the physical makeup of the site will be required in the next Master Plan Phase).

A variety of vegetation community types has developed in response to these conditions, and these in turn, have provided habitats for a number of early successional and rare species.

It should be noted that vegetation on the endikement is not likely to evolve with the same rapidity as on the headland due to the type of fill and rubble being placed.

Appendix D, taken from the 1982 M.T.R.C.A. Environmentally Significant Areas Study, outlines the criteria used to designate a large portion of the headland as environmentally significant. This area is shown on Figure 2.1 and is adjusted periodically to reflect existing conditions.

Aquatic Park is now also considered an area of importance for migratory bird protection.

It has been emphasized by members of the local scientific community that the value of the park in an ecological sense lies not only in the presence of rare species, but in the demonstration of succession and of habitat diversity. The clear implication is that any large scale development in the areas of interest will reduce the educational and scientific value of the site.

.../21

However, in order to protect some of the environmentally significant aspects of the site and maintain its educational value, a certain amount of habitat manipulation will be required. Such manipulation would be directed to controlling the gull population and to retaining some early successional stages of the plant communities. (See Appendix E).

.../22

2.4 PUBLIC INPUT/PERCEPTIONS

2.4.1 - PRESERVATION OF A SIGNIFICANT AREA OF WILDERNESS ON THE WATERFRONT

2.4.2 - PROVISION OF RECREATIONAL BOATING FACILITIES

2.4.3 - DIVERSITY OF METRO WATERFRONT

2.4.4 - PREVENTION OF POLLUTION

2.4.5 - FINANCIAL CONSIDERATIONS

.../23

2.4 PUBLIC INPUT/PERCEPTIONS

Two meetings have been held to obtain public input on future directions for development of the spit. The first meeting on May 3, 1984, was primarily an information session designed to acquaint interested parties with the construction history of the spit, explain its current status, and outline the master plan study process established by the Task Force. During the second meeting on June 18, over fifty interested individuals and groups explained their views on the potential of the site and suggested various development approaches.

To date, close to three hundred written submissions have been received by the M.T.R.C.A., and the future of the spit has been hotly debated in the columns of local newspapers and in many "letters to the editor". This wealth of input demonstrates that a large and growing number of people find Aquatic Park a uniquely fascinating site, and also testifies to the importance attached to the current master planning exercise.

Although the concerns addressed in the presentations and submissions can be divided into five major areas, within these there is a great deal of variation in opinion as is only to be expected from such a broadly diverse group. The following summary does not attempt to deal with every specific concern expressed but rather to give an overview. Readers are referred to the minutes of the June 18 public meeting and its appendices for a more detailed discussion, and to Appendix F for a summary of the Interim Users Program.

2.4.1 The Preservation of a Significant Area of Wilderness

The preservation of a significant area of "wilderness" on the waterfront was the first priority in a majority of the submissions, with many calling for the entire area from Unwin Avenue to the tip of the headland to remain undeveloped. The protection of nesting areas and other wildlife habitat was frequently mentioned; some submissions were particularly concerned with the educational and scientific value of the pioneer species and primary communities, now rare in this area, and the ongoing processes of natural succession. Still others envisioned an area undeveloped in the traditional park sense, but with provision for running, jogging, swimming, etc. throughout.

.../24

It is clear from the variety of these responses that the degree of "wilderness" envisioned varies considerably, but that there is substantial public support for a large portion of the park remaining in a quasi-natural state cannot be doubted.

(See Figure 2.4 for locations of "near natural" areas on the waterfront under M.T.R.C.A. jurisdiction)

2.4.2 Provision of Recreational Boating Facilities

As with all areas of concern, those submissions promoting the inclusion of boating in the plans for the park exhibited a wide variation.

While the THC Marina proposal claims to "assist in the resolution of ..... future use of Aquatic Park by accommodating a major boat facility ... without infringing on the wilderness characteristics of Aquatic Park", this is a solution which will satisfy only a portion of the boating demand.

In the public submissions received, a need for alternate low cost boating options was frequently expressed along with a corresponding fear that organized yacht clubs and marinas with their attendant facilities and comparatively high fees would monopolize the waterfront.

Various community clubs, in particular those clubs with short term leases on the north shore of the Outer Harbour, expressed interest in relocation on the headland and in possible expansion and upgrading of their facilities.

Catamaran owners noted that most clubs and marinas will not make berths available for their wider-than-normal craft, and indicated their preference for the low density swing-mooring system used under the Aquatic Park Interim Users Program.

Dinghy sailors were interested in a location that promised easy access to the Inner Harbour, and in a development that would allow continued use of the Outer Harbour for training and racing.

Other groups, such as windsurfers and canoeists have expressed an interest in use of the protected embayments.

.../25

Although there was little consensus on the degree of development desired, or on the vehicle access required, the majority of those proposing boating uses claimed that these proposals were entirely compatible with the maintenance of a substantial natural area, pointing to the current peaceful co-existence of the Aquatic Park Sailing Club and the designated Environmentally Significant Area in Embayment C.

2.4.3 Diversity of the Metro Waterfront

There was a stated perception that too much of the Metro Waterfront has been given over to grassed picnic areas, landscaped walks, and yacht clubs. As the last natural area on the waterfront, Aquatic Park is felt to present an opportunity for a different type of development.

Although this argument was raised most frequently in conjunction with a plea for the retention of wilderness areas, it was by no means confined to a particular group.

Regardless of divergent opinions on activities that should be accommodated in Aquatic Park, there appears to be a more general opinion that the waterfront does not offer sufficient diversity in recreational opportunities.

2.4.4 Prevention of Pollution

Many concerns about present and future pollution were expressed. This area covered a broad spectrum from the water quality for contact recreation to possible contamination of land areas from toxic fill and dredgeate taken from heavy industrial areas. Some of the more vehement submissions concerned possible health hazards posed by the large gull colonies on site and the consequent concentrations of bird droppings. (See Appendix G, Summary of 1984 Aquatic Park Bacteriological Survey, M.T.R.C.A. and M.O.E.)

2.4.5 Financial Considerations

The desirability of incurring large capital and operating costs in a time of budget restrictions was questioned. An argument often advanced for a "do nothing" approach was the anticipated saving in costs that would result for local taxpayers.

In conclusion, the one point of consensus in all of the submissions received from the public appears to be that Aquatic Park is unique and that the sense of a place apart, removed from the noise, bustle and traffic of the city should be maintained.

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3.0 AQUATIC PARK MASTER PLAN - GOALS AND OBJECTIVES

In order to provide a framework for the Aquatic Park Master Plan, a comprehensive set of goals and objectives has been developed for this site. These will be used to evaluate the options for master planning zones, and in subsequent phases of the study, to evaluate alternative concept plans.

The Aquatic Park goals and objectives follow the direction established by The Metropolitan Toronto and Region Conservation Authority Watershed Plan and, more specifically, by the Lake Ontario Waterfront Development Program as outlined in Section 2.1 and in Appendix A of this report.

In addition, these goals and objectives specifically reflect the opportunities for this waterfront area, the policy and development factors identified in the previous section, and the diverse interests of public agencies, interest groups and the general public whose submissions were received by the Authority in Phase 1 of the Master Plan program.

3.1 Aquatic Park Master Plan Goals

- To conserve and manage the natural resources and environmentally significant area of the site
- To provide a unique, water-oriented open space which will assist in meeting regional recreation needs
- To develop public awareness of the significance of the Lake Ontario waterfront, and of Aquatic Park in particular
- To develop a plan for Aquatic Park which is cognizant of the policies and development proposals within the planning area.

The derivation of the goals and a list of the specific objectives developed for each goal follows.

3.2 Aquatic Park Master Plan Objectives

GOAL

TO CONSERVE AND MANAGE THE NATURAL RESOURCES AND ENVIRONMENTALLY SIGNIFICANT AREA OF THE SITE.

.../28

The Lake Ontario Waterfront Program, states that "a major area of concern for the Authority in this program will be the protection and management of important natural habitats". The Authority in its study of the Lake Ontario shoreline, the valley system and the headwater areas has designated a significant portion of Aquatic Park as an "Environmentally Significant Area" within the region. (See Appendix D)

This goal and objectives for Aquatic Park reiterate the Authority's commitment to the natural environment and the unique regional significance of this area, and reflect public interest in this aspect of the park.

OBJECTIVES

(1) TO PROTECT AND MANAGE THE ENVIRONMENTALLY SIGNIFICANT AREA.

(2) TO MAINTAIN A SUBSTANTIAL NATURAL AREA FOR PUBLIC USE.

(3) TO MAINTAIN AND IMPROVE WILDLIFE HABITAT.

(4) TO MAINTAIN AND IMPROVE EXISTING AND POTENTIAL FISHERIES.

(5) TO SUPPORT RESEARCH ACTIVITIES RELATED TO WILDLIFE MANAGEMENT, SUCCESSION, WATER QUALITY, AND OTHER NATURAL PROCESSES.

GOAL

TO PROVIDE A UNIQUE, WATER-ORIENTED OPEN SPACE WHICH WILL ASSIST IN MEETING REGIONAL RECREATION NEEDS.

The Waterfront program has as one of its primary objectives "To acquire or create open space areas at regular intervals across the waterfront which can provide for a range of passive activities for the people of the region" (See Appendix A). The overall goal is to create a waterfront with balanced land uses which are complementary to adjacent areas. Another key objective of the Authority's program is "to create at regular intervals along the Lake Ontario shoreline, small craft areas to provide safe harbourage for the boating public including community, club and individual needs". The program also states as a key principle for recreation uses that "priority be assigned water-oriented recreational opportunities to serve regional rather than just local needs.

.../29

OBJECTIVES

(1) TO INCREASE THE DIVERSITY OF RECREATIONAL OPPORTUNITIES OFFERED ON WATERFRONT LANDS.

(2) TO MAINTAIN AND IMPROVE REGIONAL ACCESS

(3) TO ASSIST IN SATISFYING SHORT AND LONG TERM REGIONAL BOATING NEEDS.

(4) TO GIVE PRIORITY TO RECREATION ACTIVITIES THAT ARE COMPATIBLE WITH THE UNIQUE LAND AND WATER CHARACTERISTICS OF THE AREA.

GOAL

TO DEVELOP PUBLIC AWARENESS OF THE SIGNIFICANCE OF THE LAKE ONTARIO WATERFRONT, AND OF AQUATIC PARK IN PARTICULAR.

Another objective of the waterfront program of the Authority is "to augment the present state of knowledge of lake processes". (See Appendix A). A key program not only for the waterfront but all the watershed is the "Community Relations Program". A relevant goal of this program is "to communicate to the watershed residents information regarding the Authority and its goals, objectives and programs for resource management.

OBJECTIVES

(1) TO PROVIDE AN OPPORTUNITY FOR INTERPRETIVE PROGRAMS EXPLAINING THE NATURAL PROCESSES AND RESOURCES IN AQUATIC PARK.

(2) TO DESIGNATE AQUATIC PARK AS THE CENTRE FOR AN EDUCATION, RESEARCH AND INFORMATION PROGRAM DESIGNED TO EXPLAIN THE NATURAL PROCESSES AND HISTORICAL DEVELOPMENT OF THE TORONTO WATERFRONT AND TO PROMOTE ITS RECREATIONAL POTENTIAL.

(3) TO DEMONSTRATE THE TECHNIQUES AND BENEFITS OF MANAGING THE SITE ENVIRONMENT.

GOAL

TO DEVELOP A PLAN FOR AQUATIC PARK WHICH IS COGNIZANT OF THE POLICIES AND DEVELOPMENT PROPOSALS WITHIN THE PLANNING AREA.

.../30

The final goal and objectives reflect the waterfront program objective "to cooperate with other agencies who are undertaking waterfront planning and development". (See Appendix A). It should be noted that the Master Plan Study Area incorporates land and water for which other agencies have proposed developments which influence the future use of Aquatic Park.

OBJECTIVES

(1) TO INCORPORATE THE REQUIREMENTS OF METROPOLITAN TORONTO FOR THE POTENTIAL EXPANSION OF THE TREATMENT FACILITY.

(2) TO HAVE REGARD FOR THE METROPOLITAN TORONTO OFFICIAL PLAN POLICIES, THE CITY OF TORONTO CENTRAL WATERFRONT POLICES, THE LONG TERM COMMITMENT OF THE OUTER HARBOUR FOR PORT FACILITIES BY THE TORONTO HARBOUR COMMISSIONERS AND OTHER PLANS/DEVELOPMENT IN THE STUDY AREA.

(3) TO INTEGRATE THE TORONTO HARBOUR COMMISSIONERS LANDFILL PROGRAM FOR THE CONSTRUCTION OF AQUATIC PARK AND DREDGEATE DISPOSAL FOR THE ENDIKEMENT CELLS.

(4) TO PROVIDE FLEXIBILITY FOR THE FUTURE USE OF THOSE SECTORS OF THE MASTER PLAN AREA SCHEDULED FOR LONG TERM CONSTRUCTION ACTIVITY.

.../31

4.0 MASTER PLANNING ZONES

The master planning zone exercise in Phase I represents a method of delineating areas within Aquatic Park in terms of the type and degree of use in order to realize the established goals and objectives. The zones also provides a framework within which Phase II - Alternative Development Components and Phase III - Concept Plan Development will be undertaken.

This section of the report provides

(1) a definition of the master planning zones,
(2) the selection of three planning zone options, and
(3) an evaluation and recommendation of the preferred option.

4.1 MASTER PLANNING ZONE DEFINITION

In delineating Aquatic Park for certain types and range of uses, the Aquatic Park Master Plan approach sets out a process of establishing zones. A review of

(i) the environmental inventories including the Environmentally Significant Areas Study

(ii) Government policies

(iii) public and interest group presentations

(iv) The Metropolitan Toronto and Region Conservation Authority's Watershed Plan (Lake Ontario Waterfront Development Program

(v) the Authority's Interim Users Program and Wildlife Management Program

(vi) the Toronto Harbour Commissioners landfill program and schedule, and

(vii) the pending Keating Channel Dredgeate disposal scheme for the endikement cells

led to the conclusion that there exist only three fundamental master planning zones for the site. These zones have been identified as:

(i) Natural Resource
(ii) Recreation
(iii) Long Term Development

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In the process of establishing these master planning zones, other zones were considered such as transition zone, service corridor and public utility (Metro. Sewage Treatment Plant expansion).

Each zone has been defined in terms of:

- . site character
- . degree of physical development
- . level of operation
- . access
- . uses

The definition and general characteristics are outlined in Table 4.1.

The boundaries of each zone are not to be viewed as a rigid line but as a flexible guideline to facilitate the subsequent site design stages. In addition one of the Master Planning Zone options has made provision for a "transition area" between the "Natural Resource" and "Recreation" zones. This "transition area" will be subject to more detailed site investigation to determine the opportunities and constraints for use of this area in conformity with the "Natural Resource" or "Recreation" zone definitions.

The definitions of each zone outlined in Table 4.1 would also provide the framework for the development of design guidelines for the site in the evaluation of preferred components (Phase II) and the formulation of alternative concepts (Phase III). These specific design guidelines will be prepared upon adoption of the preferred master planning zone option.

TABLE 4.1

MASTER PLANNING ZONES DEFINITION

CRITERIA	ZONES		
	NATURAL RESOURCE	RECREATION	LONG TERM DEVELOPMENT
1. SITE CHARACTER	. perception of natural processes and "wilderness in the city" concept	. range from formal park to natural area with aquatic orientation	. active construction area
2. DEGREE OF PHYSICAL DEVELOPMENT	. minimal physical development related to management of resources and education of public in site's natural processes (e.g. trails, signage, wildlife observation platforms)	. physical development to support waterfront recreation opportunities (e.g. services, parking areas, building to service potential educational aspects of "Natural Resource" zone, support facilities for sailing, sailboards, etc. . minor landform alterations	. no permanent structures . completion of landfill in accordance with approved final configuration
3. LEVEL OF OPERATIONS	. environmental management, research, and public education interpretation including site security	. moderate to high level of public facilities, maintenance and security	. high level of construction activity during the period Monday to Friday over a 20-30 year time period
4. ACCESS	. no private vehicles . public/service vehicles . public access except for certain "environmentally significant areas" during specified periods . no motorized boats and controlled access for other non-motorized vessels	. private vehicle access . public transit . access for construction vehicles - Monday to Friday for required period of landfill and dredgeate disposal . public access in all seasons	. construction vehicles and authorized personnel . public access prohibited during construction period . access to cells limited to tug and scow for dredgeate disposal
5. RANGE OF TYPICAL USES	. environmental management . educational research . interpretive programs . non-development recreational uses including jogging cycling, walking, birdwatching, canoeing, fishing . scow route through Embayment C . completion of landfill in accordance with approved configuration	. active recreational uses such as sailing, sailboarding . interpretive centre for park and natural resource zone . passive recreation - jogging, cycling, walking . accessory uses - commercial, e.g. concessions . Sewage Treatment Plant expansion . Completion of landfill in accordance with approved configuration . scow route through Embayment C	. landfill construction and shoreline armouring . scow dumping of dredgeate disposal in cells and appropriate filling of cells in accordance with approved dredgeate cover requirements . interim use of landfill areas and water areas in cells

.../35

4.2 MASTER PLANNING ZONE OPTIONS

The next task in the Phase 1 - Master Plan process was to apply the planning zones in the formulation of zone options. The delineation of a zone or zones was achieved by considering the various policy and development factors within the Aquatic Park planning area. This input included the public/interest group submissions, environmental reports, government policies, specific development proposals and the continuing landfill and dredgeate disposal program. Many of these have been illustrated on Figure 2.1.

This process generated three (3) master planning zone options. The following provides a brief synopsis of each option.

Option 1

The entire master plan area is designated as "Natural Resource" reflecting a position taken by a significant percentage of the public and interest groups in their written submissions to the Metropolitan Toronto and Region Conservation Authority - June 18, 1984. This option is illustrated on Figure 4.1.

Option 2

This option designates the entire site for "recreation" with the broadest opportunity for maximizing the use of the site for such purposes while facilitating environmental management of that portion of Aquatic Park designated by the Authority as "Environmentally Significant Area". This position was presented by a large segment of the public who promoted recreational uses of land and water having regard for the environment. This option is outlined on Figure 4.2.

Option 3

Option 3 presents a zoning of the master plan area based on the three zones - "Natural Resource", "Recreation" and "Long Term Development". The "Natural Resource Zone" includes a significant portion of the land and water areas of the site including the future landfill area and the area designated "Environmentally Significant" by the Authority. The "Long Term Development Zone" includes a major portion of the endikement and Cells 2 and 3 which are scheduled for long-term dredgeate disposal.

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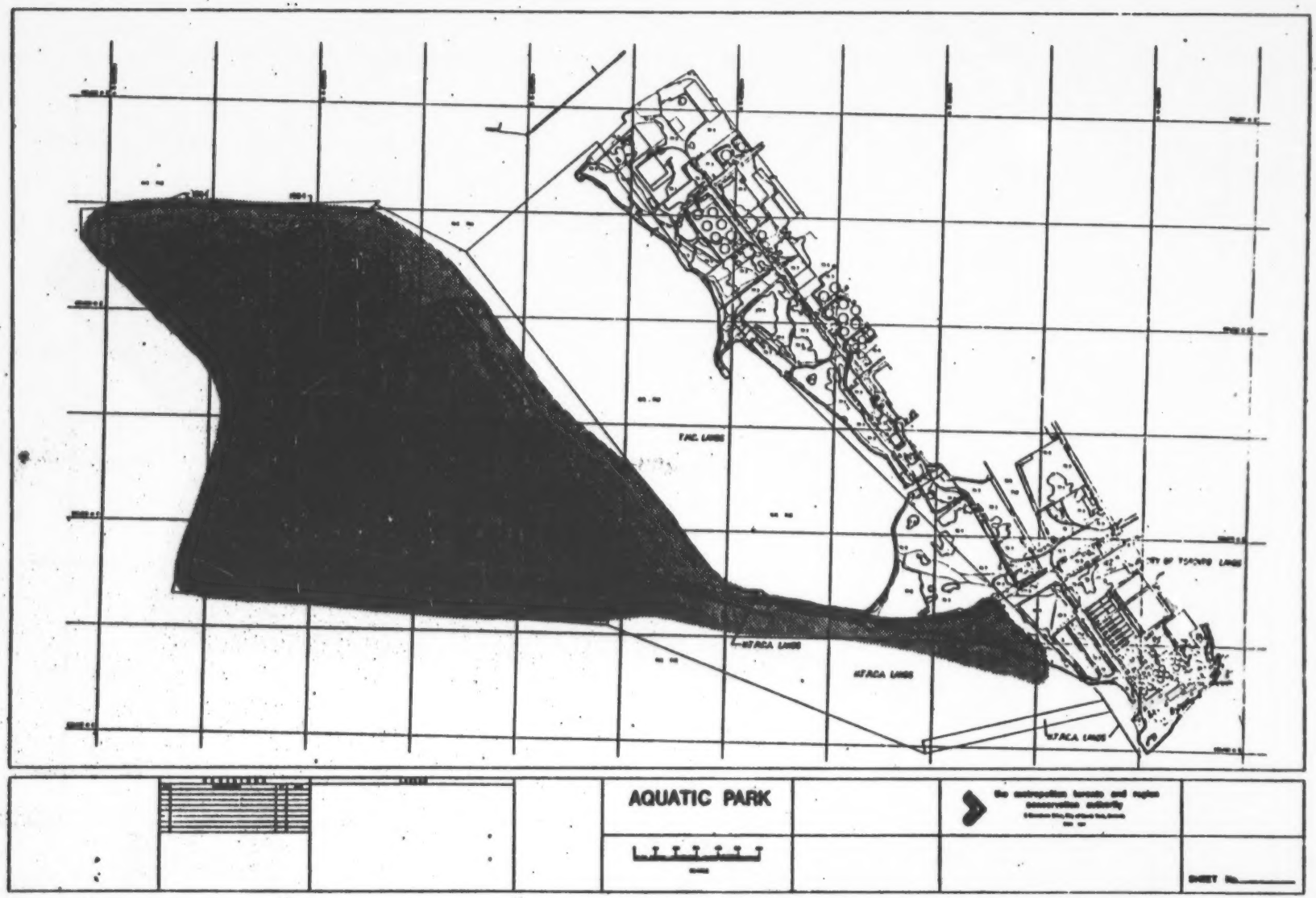
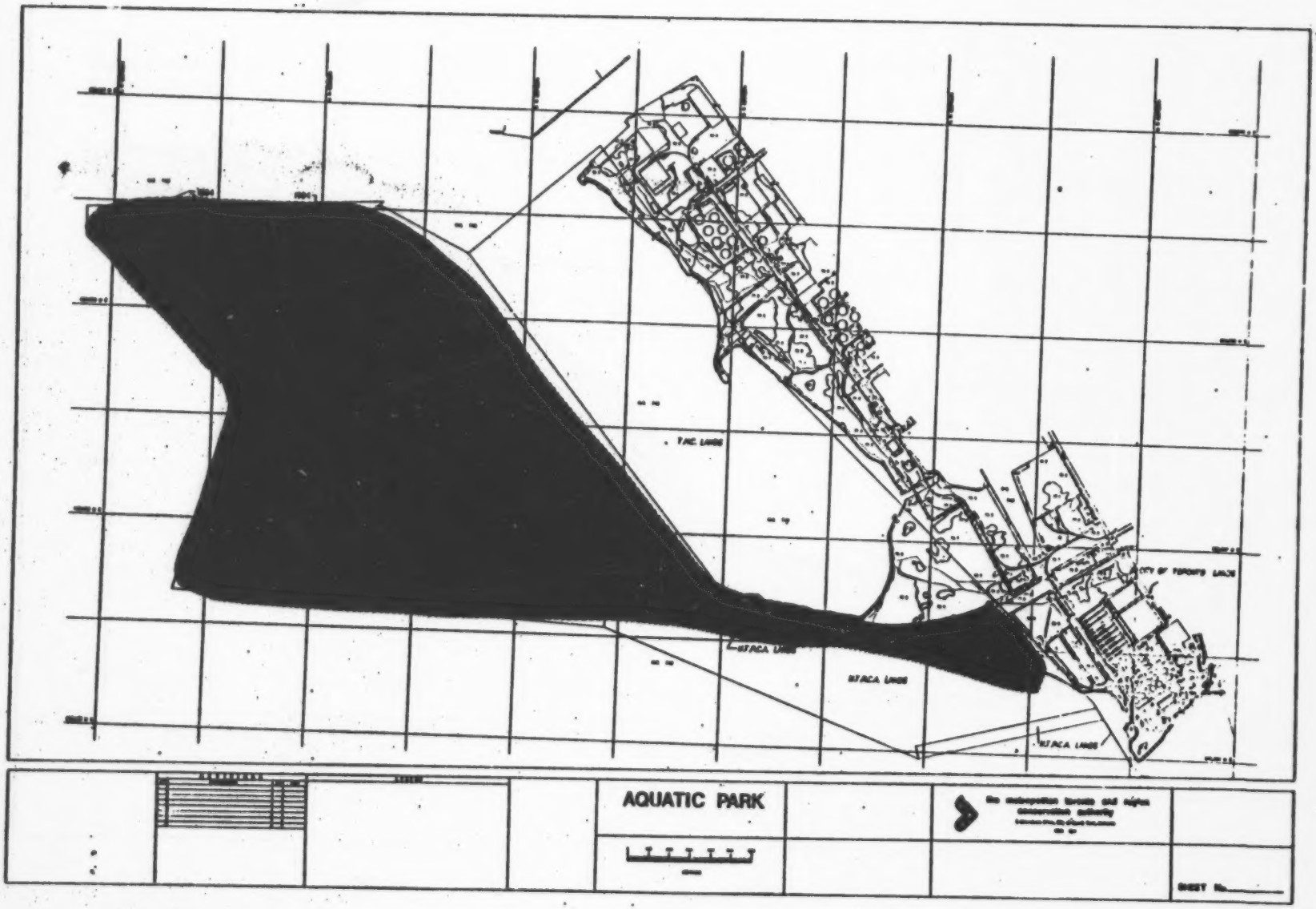
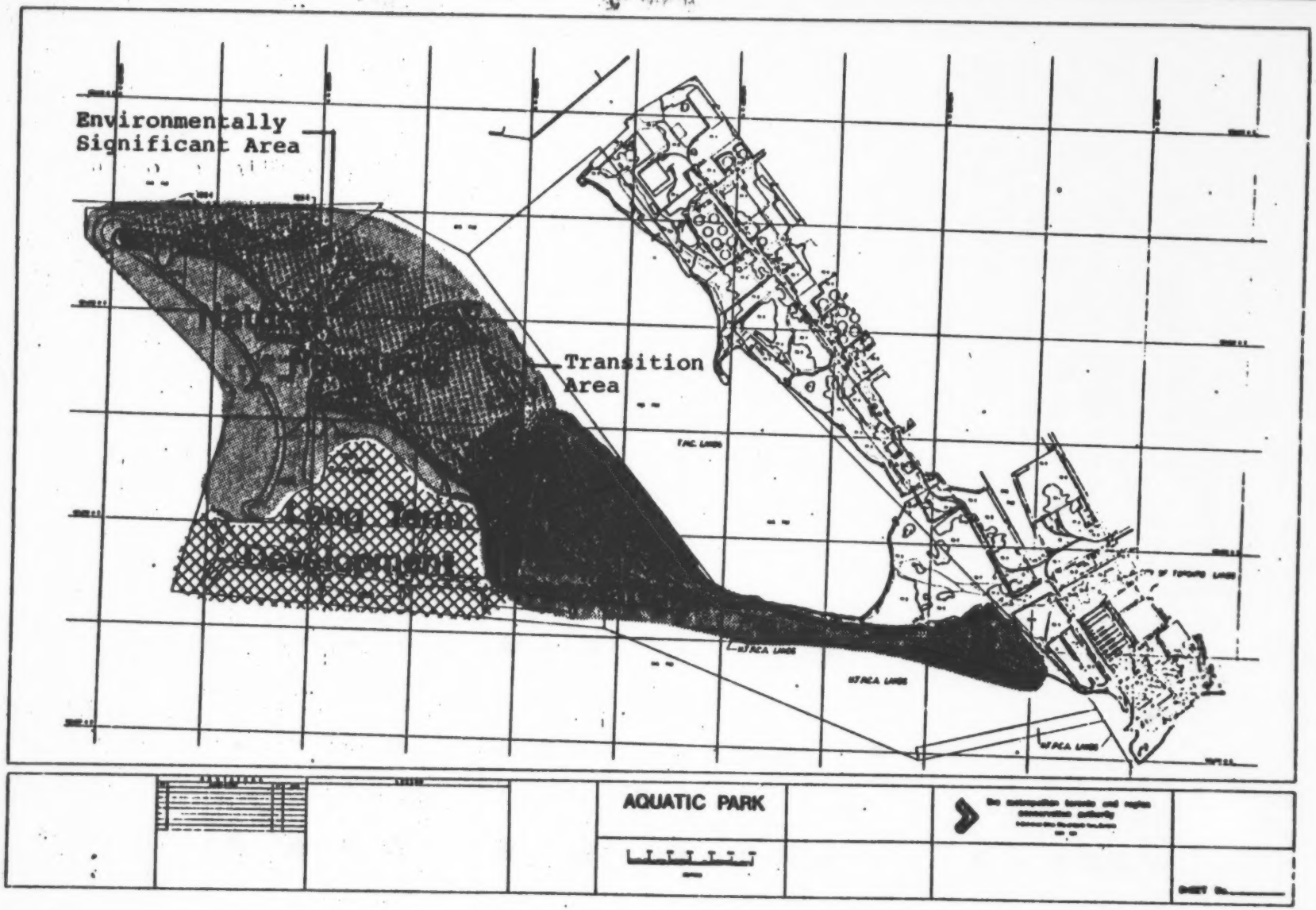


MASTER PLANNING ZONE OPTION #1 FIG 4.1



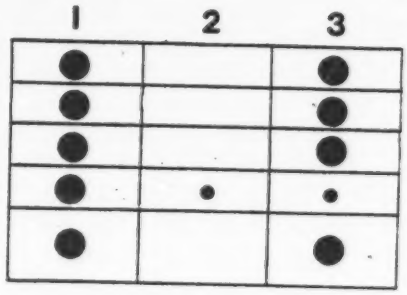
MASTER PLANNING ZONE OPTION # 2 FIG 4.2



MASTER PLANNING ZONE OPTION #3 FIG 4.3

FIGURE 4.4

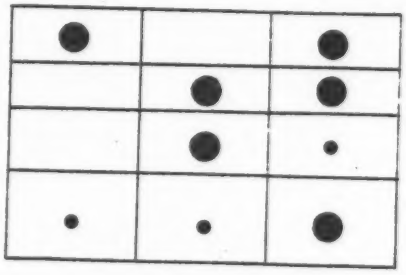
MASTER PLANNING ZONES EVALUATION



GOAL 1 - CONSERVE/MANAGE NATURAL RESOURCES

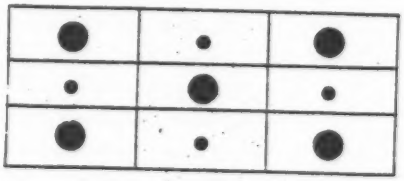
- Protect/Manage E.S.A.
- Maintain substantial natural area
- Maintain/Improve wildlife habitat
- Maintain/Improve fisheries
- Research activities on natural processes

GOAL 2 - UNIQUE WATER-ORIENTED REGIONAL RECREATION NEEDS



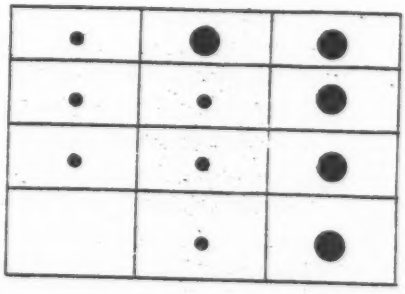
- Diversity of recreational opportunities across the waterfront
- Regional access
- Short/Long term regional boating needs
- Recreational activities compatible with unique land/ water characteristics

GOAL 3 - PUBLIC AWARENESS



- Opportunity for interpretive programs
- Centre for education research
- Demonstrate techniques and benefits of resource management

GOAL 4 - POLICIES, ZONING AND DEVELOPMENT PROPOSALS



- Metro sewage plant and outfall requirements
- Metro Official Plan policies, City of Toronto policies
- Integrate THC landfill and dredgeate disposal programs
- Flexibility of future use options for sectors scheduled for long term construction

The "Recreation Zone" includes the area reserved for sewage treatment plan expansion, the service corridor (neck of Aquatic Park, Cell 1, Embayment D and part of Peninsula D). Figure 4.3 also identifies a "transition area" which is an overlap between the "Natural Resource Zone" and the "Recreation Zone". This "transition area" implies that the area identified - part of Cell 1 Embayment C and Peninsula D will be considered for natural resource or recreation uses depending on detailed evaluation of the site and application of design guidelines in Phases II and III of the master plan process. It also provides flexibility to integrate a buffer or transition between a recreation use or uses and the "Natural Resource" area.

4.3 EVALUATION AND RECOMMENDED OPTION

To establish a recommended option of the three (3) Master Planning Zone option presented in Section 4.2, a matrix framework was designed to illustrate how each option met the goals and objectives for Aquatic Park. These options are evaluated against the four major goals for Aquatic Park.

GOALS

TO CONSERVE AND MANAGE THE NATURAL RESOURCES AND ENVIRONMENTALLY SIGNIFICANT AREA OF THE SITE

TO PROVIDE A UNIQUE, WATER ORIENTED OPEN SPACE WHICH WILL ASSIST IN MEETING REGIONAL NEEDS

TO DEVELOP PUBLIC AWARENESS OF THE SIGNIFICANCE OF THE LAKE ONTARIO WATERFRONT, AND FOR AQUATIC PARK IN PARTICULAR

TO DEVELOP A PLAN FOR AQUATIC PARK WHICH IS COGNIZANT OF THE POLICIES AND DEVELOPMENT PROPOSALS WITHIN THE PLANNING AREA

and the specific objectives.

The matrix (Figure 4.4) has been set up in a manner which indicates

(1) Option not meeting the objective - Blank
(2) Option partially or potential of partially meeting the objective - Small dot
(3) Option meeting or potentially meeting the objective - Large dot

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The matrix does not attempt to quantify the degree to which each option meets or potentially meets the objective. However, it illustrates in relative terms an evaluation of the three options against the site's goals and objectives.

For example, in Figure 4.4, Options 1 and 3 are shown as meeting or potentially meeting the objective of "protecting and managing the portion of Aquatic Park designated as an Environmentally Signficant Area". The evaluation of Option 2 - Recreation Zone based on the definition set out in Section 4.1 indicates that the objective of "protect/manage E.S.A." would not be met.

Similarly, the Goal 2 objective - "To assist in satisfying short and long term boating needs is met or potentially met by Master Planning Zone Option 2. This option provides the maximum opportunity to facilitate boating uses at Aquatic Park to assist in meeting the waterfront boating demand. By comparison, Option 3 with the reduced potential water area available for boating uses has been evaluated as partially meeting or having the potential of partially meeting the objective.

Of the three options evaluated against the goals and objectives, Option 3 meets or potentially meets thirteen (13) of the sixteen (16) Aquatic Park objectives (Figure 4.4). Options 1 and 2 meet or potentially meet eight (8) and four (4) of the objectives respectively. A more detailed descriptive evaluation of each option against the goal and objectives is provided in Appendix I.

The recommended Master Planning Zone for the site is Option 3. The following presents a point form summary of the major reasons for selecting this option.

- The option meets the greatest proportion of the goals and objectives for Aquatic Park.

- The long term dredgeate disposal and uncertainty in the end condition or use of the Cells 2 and 3 are clearly identified under the Long Term Development Zone. This option also permits maximum flexibility in considering the ultimate uses of the endikement and Cell 2 and 3 over a time horizon which is beyond a reasonable planning period.

- Permits consideration at the concept planning phase (Phase III) of the "access" issue and the complete range of access options to the endikement area (Cell 1).

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- Delineates a "transition area" which will be considered for Natural Resource Zone and/or "Recreation Zone" uses and also provides direction at the concept plan stage for a buffer between uses in the master planning zones.

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